

S-6-2008
Bangerter Acres Subdivision
3290 South 6400 West
R-1-8 & A Zones
5 Lots

BACKGROUND

Mr. Thad Bangerter, is requesting preliminary and final subdivision approval for a five lot subdivision in the R-1-8 and A Zones. The subject property is located at 3290 South 6400 West. At the present time, the property is vacant except some old out buildings and is used for agricultural purposes.

STAFF/AGENCY CONCERNS:

Fire Department:

- X Fire hydrants to be installed in accordance with the Uniform Fire Code.
- X Turnaround easement to be provided on lots 3 and 4.

Granger Hunter Improvement District:

- X Project will need to run availability for water, sewer and fire protection.
- X Subject to design and review inspections.

Utility Agencies:

- X Subject to all standard easement locations.

Public Works:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Revisions to plat are required.
- \$ Will need to coordinate review of new drive approach on 6400 West.
- \$ Dedication and improvements required for 6400 West and 6535 West.
- \$ Soils report will be required.

Building Inspections:

- § Follow recommendations outlined in the Soils report.

ISSUES:

- X Mr. Bangerter is proposing a preliminary and final subdivision plat consisting of 5 lots. The majority of the subdivision is zoned A, while lots 3 and 4 are zoned R-1-8. All lots meet the area and frontage requirements of their respective zones.
- § Access to the subdivision will be gained from 6400 West and from an existing stub street in the Sharal Park Subdivision to the north. The City Engineering Division is recommending that both rights-of-way be dedicated and improved with curb, gutter and sidewalk. These matters will need to be coordinated with the Engineering Division.
- § The property has been irrigated for many years. As such, there is a concern regarding the potential for ground water. Although the soils report for the Hollow Creek Subdivision immediately to the east and across 6400 West did not indicate the presence of ground water, a soils report for this subdivision will be required.
- § The applicant will need to coordinate various requirements of the Fire Department. A fire hydrant will need to be located within 250 of all new dwellings. A new hydrant is planned to serve lots 1 and 2 and an existing hydrant located on 3270 South will satisfy the demand for lots 3 and 4.
- § The developer is proposing to create two separate turnaround areas for emergency vehicles. One at the west end of lot 2 and one to the south of lots 3 and 4. After discussing this issue with the Fire Marshall, he recommends that the south turnaround not be installed at the end of lots 3 and 4. His reasoning is based on the relatively short distance of 6535 West, and that this road will one day connect with future development to the south.
- § There are a number of irrigation ditches related to this property. The development of the subdivision will require that a number of these ditches be piped. The developer will need to make sure that all irrigation water used by down stream users continue to be provided. The developer will need to coordinate this matter with the Public Works Department and any water users in the area.

- § Lots 3 and 4 are located in the R-1-8 zone. However, the frontage of the existing property within that zone, is two feet short of what is needed to meet the 8,000 square foot requirement. The applicant will need to encroach the A zone by about 2 feet in order to satisfy all requirements of the R-1-8 zone. This will require that the applicant rezone a very small portion of the A zone to the R-1-8 zone. This will need to take place prior to the plat recording.

STAFF ALTERNATIVES:

- A. Approval of the Bangerter Acres Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name be approved by Salt Lake County.
 3. That the developer provide a soils report prior to City Council review.
 4. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
 5. That the developer resolve all staff and agency concerns.
 6. That all street improvements be in accordance with plan and profiles approved by the Public Works Department.
 7. That the applicant submit a rezone application to resolve the 2-foot strip of property immediately to the south of lots 3 and 4.
- B. Continuation to address issues raised during the Planning Commission meeting.

Applicant:

**Paul Watson (representing applicant Thad Bangerter)
P.O. Box 951005
South Jordan, UT 84095**

Discussion: Steve Lehman presented the application. Commissioner Conder asked why the 2 foot strip zoned agricultural needs to be changed to 'R-1-8'? Mr. Lehman explained that whoever owns the two lots with the sliver of agriculture could compound their mortgage for example, so the rezone will help avoid any potential legal issues.

Paul Watson, a representative for the applicant, said that he had originally wanted to avoid rezoning the 2 foot overlap but will honor the City's request. Commissioner Matheson asked why a variance couldn't be granted. Mr. Lehman said that it is an option but it would need to go through the Board of Adjustment. The BOA could find reasons to deny the variance and the applicant would then be out time and money for the application fee. A rezone would be the most appropriate method of fixing this problem.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the 7 staff conditions and that the temporary fire turnaround will not be needed per recommendation of the fire department.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous –S-6-2008– Approved